

**PLANNING COMMISSION
MEETING MINUTES
MARCH 21, 2023
APPROVED: kmd**



1. ROLL CALL

Chair Demi Chatters called the meeting to order. Commissioners in attendance: Charles Adkins, Michael Zelinski, Adam Yanasak, Michael Finch, Kevin Ballard, and Alex Lark.

Commissioner Absent: Carly McGinn

Planning Staff: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Commissioner Adkins read a statement on Land Acknowledgement.

2. APPROVAL OF MINUTES

Motion: Commissioner Yanasak made a motion to approve the February 21, 2023, meeting minutes as amended. Commissioner Zelinski seconded the motion.

Vote: Commissioner Lark, yes; Commissioner Ballard, abstain; Commissioner Finch, abstain; Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Adkins, yes; and Chair Chatters, yes.

Motion Carried.

3A. REPORTS OF MEMBERS AND COMMITTEES

Chair Chatters reported on her meeting with Ismail Mohammed. Discussion included Planning Commission's recommendation on the accessory dwelling unit code amendments and the multiple family tax exemption program.

3B. STAFF COMMENTS

Yorik Stevens-Wajda, Planning Director, stated that Mr. Mohammed sent in a public comment that he would forward to commissioners. He introduced McKenzie Sullivan who was nominated to the position vacated by Christine Lavra and that appointment would be considered at the next City Council meeting. He then presented information on the light rail extension planning process – the city's scoping comment letter was provided to commissioners. He also distributed three of the five new mayoral directives: Housing choices for all, Prosperous City, and Climate action and sustainability. Mr. Stevens-Wajda stated that Steve Ingalsbe, the city's land use planning manager, would be retiring this month and he thanked him for his years of service to the city.

3C. OPEN PUBLIC COMMENTS

None

4A. EVERETT 2044: GROWTH ALTERNATIVES BRIEFING.

Becky McCrary, Long Range Planning Manager, presented information on the project status and statutory requirements. Mr. Stevens-Wajda presented information on the housing targets and growth alternatives methodology and reviewed the Everett Housing Growth, Targets, and Capacity Estimates chart with commission.

Commission Discussion

Commissioner Adkins asked about area median household income. Mr. Stevens-Wajda responded that it was complicated because it was dependent upon household size. He reviewed a few slides that addressed area median income and household size.

Commissioner Yanasak referred to the housing growth chart and asked why the estimated capacity in 2016 was higher than it was in 2021. Mr. Stevens-Wajda responded that the higher capacity was part of the 2015 Comprehensive Plan update under the Vision 2040 larger growth targets. To reach that higher capacity, assumptions were made regarding the zoning capacity for more student housing, more accessory dwelling units, more infill development, and more redevelopment. As part of the current comprehensive plan update, a more conservative approach was taken based on zoning capacity, market trends, and property owner interest in redevelopment.

Commissioner Finch asked about the multi-colored columns. Mr. Stevens-Wajda presented a slide on preliminary housing targets by income and explained that the columns provided more of a fair share distribution of housing affordable to different economic segments. Everett was fairly-well overrepresented in the lower cost of housing, so the intent would be to plan for more higher end housing while a city with more higher end housing would be planning for more affordable housing. Each city and county would need to demonstrate that they put into place the conditions for success in the distributions and demonstrate that the zoning could accommodate that. If commission wanted more information, he suggested that they search "housing, planning department, State Department of Commerce" to find more resources.

Ms. McCrary, in response to area median income, confirmed that the 2021 American Community Survey from the US Census indicated that the median household income for our area was about \$100,000.

Mr. Stevens-Wajda reviewed the Everett Employment Growth, Targets, and Capacity Estimates chart with commission.

Commission Discussion

Commissioner Zelinski asked if the PSRC had any guidance on the remote workforce and how that might change the capacity for jobs. Mr. Stevens-Wajda responded that he had not heard clear guidance but that they were working on it both at the county and regional level.

Commissioner Lark asked if there was an analysis done on how job ranges and estimated incomes track along with the income distribution goals. Mr. Stevens-Wajda responded that the housing affordability numbers had some assumptions about the distribution of earnings among households and that there would probably still be a similar distribution at 20% in the future; however, he wasn't sure of the connection.

Commissioner Adkins asked if Everett's area median income was lower than the region as a whole. Mr. Stevens-Wajda responded that Everett was overrepresented with smaller households. If median household income was considered independent of household size, it would show that Everett had lower income levels. However, when he reviewed the American Community Survey data and looked at how Everett's two person

households compared to the region's two person households, the income levels were much closer. Commissioner Adkins recalled that during the rethink housing process, they found that a greater percentage of households qualified as low-income households. Mr. Stevens-Wajda stated that during their work on the Comprehensive Plan Economic Development Element, staff would work on some data and provide commission with more information.

Chair Chatters referred to the question from Commissioner Zelinski on the impact of remote work on and would like to hear more about that as the analysis develops.

Commissioner Finch asked when the city started planning under the growth targets? Mr. Stevens-Wajda responded for the past 30 years. Commissioner Finch asked about the historical data on the difference between where the city thought they should be and where they were at those milestones. Mr. Stevens-Wajda responded prior to 2008, growth targets were often set at or below a jurisdiction's capacity. In 2008 the city was designated a Metropolitan Center in the VISION 2040 Regional Growth Strategy, which came with a significant increase in growth target that has yet to be fully realized in housing production.

Mr. Stevens-Wajda presented information on the three growth alternatives – current plans extended, concentrated growth, and dispersed growth. He also presented information on specific amendment requests

Commission Discussion

Commissioner Finch stated that since buildable lands don't assume assemblages, it would be interesting to look at some recent larger developments and compare what the assemblage value yielded versus what the buildable land survey would have yielded for those same parcels. Mr. Stevens-Wajda responded that buildable lands did provide gross buildable acres by removing unbuildable portions of land for each parcel.

Commissioner Yanasak referred to the Nimbus and asked if a property was redeveloped but not built up to the permitted height, would that extra capacity still be considered under buildable lands. Mr. Stevens-Wajda responded that the Nimbus property was built recently, so that property would not be considered during the planning period. However, the buildable lands analysis would assume around 60-80 dwelling units per acre in the mixed urban zone even though properties within that zone were not built to capacity.

Commissioner Lark referred to the middle housing discussion and asked if there had been any analysis on how each of the housing options would impact the capability for residents to build and grow wealth to move themselves out of poverty, to access stable affordable housing, and to access home ownership. Mr. Stevens-Wajda responded that those considerations would be addressed in the environmental impact statement.

Chair Chatters was interested in more home ownership opportunities which could include condominiums; however, she knew that there were financial barriers unique to condominium construction. Commissioner Ballard added that there was a bill going through that would greatly enhance the ability to build condominiums, along with probably a dozen other housing laws. He asked if any of those become law and would impact the work that had already been done on the comprehensive plan, could adjustments be made. Mr. Stevens-Wajda responded that some of the bills under consideration were along the lines of what was studied or where we're headed, but it seemed almost certain that some of those would pass.

Commissioner Finch asked if the EIS or part of the process would evaluate the cost to the city to pursue different plans as well as the impact on the tax base as a result of the value created. Commissioner Ballard asked if the EIS would also address the wealth lost by not having affordable housing and losing people moving into Everett because of affordability. Mr. Stevens-Wajda responded that information would be addressed in the EIS.

Public Comments

Bryce Nickel, Delta Neighborhood, stated that as more larger complexes were developed, there should be provisions within those buildings for the disability community such as first floor units or increasing the allotment of disabled rooms within those buildings.

OJ Marston, 21st and Holly Drive, was interested in building a duplex or an accessory dwelling unit. She attended the 2044 open house to find out more information about middle housing and what other housing options were available for her property.

4B. PLANNING COMMISSION BYLAWS

Motion: Commissioner Yanasak made a motion to approve the Planning Commission Bylaws as presented. Commissioner Lark seconded the motion.


Vote: Commissioner Lark, yes; Commissioner Ballard, abstain; Commissioner Finch, yes; Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Adkins, yes; and Chair Chatters, yes.

Motion Carried.

Additional New Business

Commissioner Adkins requested a future meeting with a staff presentation and followed by a discussion on small businesses. Specifically thinking in terms of looking again at the home occupation ordinance, looking at front yard businesses, or an ADU use for businesses. He would also like a staff presentation around just corner lots and specifically around encouraging more development of neighborhood amenities such as bodegas and as discussed earlier regarding remote work. Commissioner Lark also suggested to include some information on the neighborhood business designation.

ADJOURNED 8:15 PM



Planning Commission Secretary

4/19/23

Date



Administrative Coordinator

4-18-2023

Date